

082.A

Map

0002

Block

0016.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 431,400 /

USE VALUE: 431,400 /

ASSESSED: 431,400 /

Total Card /

Total Parcel

431,400

431,400

431,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ROCKAWAY LN, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1: O CONNELL JOHN

Owner 2:

Owner 3:

Street 1: 16 ROCKAWAY LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FRANKLIN ARLINGTON GROUP -

Owner 2: -

Street 1: 348 PARK ST

Twn/City: NORTH READING

St/Prov: MA Cntry:

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7703												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	431,400			431,400
Total Card	0.000	431,400			431,400
Total Parcel	0.000	431,400			431,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	343.75	/Parcel:	343.7

Legal Description

User Acct 270216

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 082.A-0002-0016.0

PRINT

Date 12/11/20 Time 04:50:19

LAST REV

Date 07/10/19 Time 14:35:41

danam

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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	425,000	0	.		425,000	425,000	Year End Roll	12/18/2019
2019	102	FV	490,200	0	.		490,200	490,200	Year End Roll	1/3/2019
2018	102	FV	473,700	0	.		473,700	473,700	Year End Roll	12/20/2017
2017	102	FV	375,700	0	.		375,700	375,700	Year End Roll	1/3/2017
2016	102	FV	344,800	0	.		344,800	344,800	Year End	1/4/2016
2015	102	FV	315,300	0	.		315,300	315,300	Year End Roll	12/11/2014
2014	102	FV	289,900	0	.		289,900	289,900	Year End Roll	12/16/2013
2013	102	FV	289,900	0	.		289,900	289,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKLIN ARLING	44838-335		3/21/2005		356,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2004	1186	Add Bath	5,000	C		G6	GR FY06	
9/1/2004	914	Redo Kit	23,590	C		G6	GR FY06	
7/7/2004	591	Redo Kit	23,590	C		G6	GR FY06	
6/10/2004	478	Demoliti						
6/7/2004	541	Siding	13,125					VINYL / REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2019	Meas/Inspect	DGM	D Mann
7/31/2018	Measured	DGM	D Mann
1/4/2006	External Ins	BR	B Rossignol
6/17/2005	MLS	BR	B Rossignol
3/24/2005	Info Fm Prmt	BR	B Rossignol
3/11/2005	External Ins	BR	B Rossignol
1/20/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

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PRIOR ID #1: 51133

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

PRIOR ID #1:

PRIOR ID #2:

PRIOR ID #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

DISCLAIMER

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.549999952
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	10.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.999899998
Adj \$ / SQ:	398.210
Other Features:	69191
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483603
Depreciation:	52229
Depreciated Total:	431374

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
<b>Totals</b>			
1	5	2	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	338.48	
Special Features:	0	Val/Su Net:	343.75	
Final Total:	431400	Val/Su SzAd	343.75	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,255	398.210	499,754	
Net Sketched Area:		1,255	Total:	499,754	
Size Ad	1255	Gross Are	1255	FinArea	1255

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

